

# COUNTY COUNCIL OF BEAUFORT COUNTY

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CLERK TO COUNCIL

## AGENDA

### NATURAL RESOURCES COMMITTEE

Monday, December 8, 2014

1:00 p.m.

Executive Conference Room, Administration Building  
100 Ribaut Road, Beaufort

#### Committee Members:

Brian Flewelling, Chairman  
Cynthia Bensch, Vice Chairman  
Gerald Dawson  
William McBride  
Jerry Stewart  
Tabor Vaux  
Laura Von Harten

Staff Support: Tony Criscitiello

1. CALL TO ORDER – 1:00 P.M.
2. CONSIDERATION OF CONTRACT AWARDS
  - A. US 278 Stormwater Pond Retrofit Project - Dirt Hauling Services ([backup](#))
  - B. US 278 Stormwater Pond Retrofit Project - Clearing and Grubbing ([backup](#))
3. ZONING MAP AMENDMENT/REZONING REQUEST: LADY'S ISLAND R200-15-51,-51A, -724, AND -725 (39.03 ACRES, KNOWN AS THE VILLAGE AT OYSTER BLUFF PUD, FROM LADY'S ISLAND COMMUNITY PRESERVATION (LICP) DISTRICT AND LADY'S ISLAND EXPANDED HOME BUSINESS DISTRICT (LIEHB) TO PLANNED UNIT DEVELOPMENT (PUD); OWNER: B. MCNEAL PARTNERSHIP LP / APPLICANT: BENNETT MCNEAL / AGENT: JOSH TILLER ([backup](#))
4. DISCUSSION / DESIGN REVIEW BOARD APPOINTMENTS ([backup](#))
5. EXECUTIVE SESSION
  - A. Discussion of negotiations incident to proposed contractual arrangements and proposed purchase of property
6. ADJOURNMENT

#### 2014 Strategic Plan: Committee Assignments

Community Development Code: Adoption  
Comprehensive Plan for County-owned land: Inventory Use and Direction  
Greenprint Map Update (*Goal Accomplished July 2014*)  
Water Quality Office: Next Steps





COUNTY COUNCIL OF BEAUFORT COUNTY  
**PURCHASING DEPARTMENT**  
106 Industrial Village Road, Building 2  
Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228

**TO:** Councilman Brian Flewelling, Chairman, Natural Resources Committee  
**FROM:** Dave Thomas, CPPO, Purchasing Director *DT*  
**SUBJ:** CONTRACT AWARD RECOMMENDATION FOR THE US 278 STORMWATER POND RETROFIT PROJECT – DIRT HAULING SERVICES  
**DATE:** December 8, 2014

**BACKGROUND:** The project is part of a larger project to construct four (4) stormwater detention ponds along US 278 to capture and treat runoff from the roadway widening that occurred in 2013 – 2014. The ponds are to be constructed by the Beaufort County Stormwater Utility Infrastructure crews. In conjunction with this project, the excavated soil from the pond sites is being hauled and stockpiled at the Buckwalter Park soccer complex for a future project to construct additional soccer fields. **The scope of this contract is to provide hauling services only.**

Beaufort County advertised for bid submittals on this project on October 24, 2014. On November 14, 2014, Beaufort County received the following quotes for the referenced project.

<b>BIDDERS:</b>	<u>Total Quote</u>
The Lane Construction Corporation, Beaufort, SC	\$ 82.00 / truck / hour
Cleland Site Prep, Inc., Bluffton, SC	\$ 82.50 / truck / hour

Based on the contract specifications, the contractors quoted the hourly rate based on a minimum of six (6) trucks, each operating eight (8) hours per day for sixty (60) working days. Based on the low bidder, the contract amount would be an amount not to exceed \$236,160.

Funding for the four (4) ponds is cost shared among the Stormwater Utility Capital Fund and the US 278 widening project. The US 278 widening project has \$29,693 remaining in the fund and is prorated between this project and the associated Clearing and Grubbing project. The Buckwalter soccer field expansion project is funding 50% of the hauling costs to the soccer field site for stockpiling.

**FUNDING:**  
50260013-51160, Stormwater Capital Improvement Fund - \$95,180  
33402-54503, US 278 2012 STP Fund (1 cent tax fund) - \$22,270  
26520011-54450, Buckwalter Soccer Field Expansion (PALS Impact Fees) - \$118,710

**FOR ACTION:** Natural Resources Committee meeting December 8, 2014.

**RECOMMENDATION:** The Natural Resources Committee approve and recommend to County Council to award the project to The Lane Construction Company, Beaufort, SC in the amount not to exceed \$236,160 for the US 278 Stormwater Pond Retrofit project.

CC: Gary Kubic, County Administrator  
Joshua Gruber, Deputy County Administrator  
Alicia Holland, Chief Financial Officer *AA*  
Eric Larson, Director of Environmental Engineering *EWL*  
Robert McFee, Director of Facilities and Construction Engineering *RM*  
Scott Marshall, Parks and Leisure Services *SM*



COUNTY COUNCIL OF BEAUFORT COUNTY  
**PURCHASING DEPARTMENT**  
106 Industrial Village Road, Building 2  
Post Office Drawer 1228  
Beaufort, South Carolina 29901-1228

**TO:** Councilman Brian Flewelling, Chairman, Natural Resources Committee  
**FROM:** Dave Thomas, CPPO, Purchasing Director *DT*  
**SUBJ:** CONTRACT AWARD RECOMMENDATION FOR THE US 278 STORMWATER POND RETROFIT PROJECT – SITE CLEARING AND GRUBBING  
**DATE:** December 8, 2014

**BACKGROUND:** The project is part of a larger project to construct four (4) stormwater detention ponds along US 278 to capture and treat runoff from the roadway widening that occurred in 2013 – 2014. The ponds are to be constructed by the Beaufort County Stormwater Utility Infrastructure crews. In conjunction with this project, the excavated soil from the pond sites is being hauled and stockpiled at the Buckwalter Park soccer complex for a future project to construct additional soccer fields. **The scope of this contract is to provide clearing and grubbing only for the five sites to facilitate excavation and stockpiling.**

Beaufort County advertised for bid submittals on this project on October 24, 2014. On November 14, 2014, Beaufort County received the following quotes for the referenced project.

<b>BIDDERS:</b>	<u>Total Quote</u>
JS Construction Services Inc., Bluffton, SC	\$ 78,280
Cleland Site Prep, Inc., Bluffton, SC	\$ 118,526

Funding for the four (4) ponds is cost shared among the Stormwater Utility Capital Fund and the US 278 widening project. The US 278 widening project has \$29,693 remaining in the fund and is prorated between this project and the associated Hauling project. The Buckwalter soccer field expansion project is funding the clearing of the soccer field site for stockpiling.

**FUNDING:**  
50260013-51160, Stormwater Capital Improvement Fund - \$73,680  
33402-54503, US 278 2012 STP Fund (1 cent tax fund) - \$7,423  
26520011-54450, Buckwalter Soccer Field Expansion (PALS Impact Fees) - \$3,970

**FOR ACTION:** Natural Resources Committee meeting December 8, 2014.

**RECOMMENDATION:** The Natural Resources Committee approve the contract award to JS Construction Services Inc., Bluffton, SC, in the amount not to exceed \$78,280 for the US 278 Stormwater Pond Retrofit project.

CC: Gary Kubic, County Administrator  
Joshua Gruber, Deputy County Administrator  
Alicia Holland, Chief Financial Officer *AH*  
Eric Larson, Director of Environmental Engineering *Eric*  
Robert McFee, Director of Facilities and Construction Engineering *JR McFee*  
Scott Marshall, Parks and Leisure Services *SM*



COUNTY COUNCIL OF BEAUFORT COUNTY  
**BEAUFORT COUNTY PLANNING DIVISION**  
Multi-Government Center • 100 Ribaut Road, Room 115  
Post Office Drawer 1228, Beaufort SC 29901-1228  
Phone: (843) 255-2140 • FAX: (843) 255-9432

**TO:** Natural Resources Committee of Beaufort County Council  
**FROM:** Anthony Criscitiello, Beaufort County Planning Director *Te.*  
**DATE:** December 3, 2014  
**SUBJECT:** **The Village at Oyster Bluff PUD, Lady's Island**

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**EXCERPT OF PLANNING COMMISSION RECOMMENDATION FROM ITS NOVEMBER 3, 2014,  
DRAFT MEETING MINUTES**

Mr. Robert Merchant, County Long-range Planner, briefed the Commission. He noted that the 39-acre property is on the west side of Sam's Point Road, the east side of Sunset Boulevard, and north of Oyster Factory Road. The property was called "The Village at Lady's Island." By the end of 2009, the development sunsetting to Community Preservation and Expanded Home Business zonings from Planned Unit Development (PUD). 114 dwelling units with 5.5 acres of commercial use are proposed for the development. The Planning staff worked with the applicant using the community option and how the new Code would affect the property. The applicant chose to use the PUD option with some revisions. The lot widths are between 45 to 65 feet. The Metropolitan Planning Commission moved to forward the project to the County Planning Commission, with the staff working with the project design team regarding several concerns expressed by staff. The design team changes included using the type of houses consistent with traditional neighborhoods such as Newpoint and Celadon, pedestrian friendly development in the commercial area, clarifying signage and landscape standards, 15-foot buffers on properties along Sunset Boulevard, off-site improvements needed on Sam's Point Road, traffic calming measures on Sunset Boulevard, and timing the paving of Oyster Factory Road by the developer when 1/3 of the development has occurred. The overall scale, density, mix of land uses, transportation, and civic space layout meets the spirit of the traditional community plan. The density is similar to Newpoint and Celadon subdivisions. The Traffic Engineer is concerned with the third access point on Sam's Point Road where off-site improvements would be required.

Commission discussion included the ownership of Oyster Factory Road, clarification of buffer and fencing standards along Sunset Boulevard, clarification of T-zone uses, the master plan for the commercial portion, an internal street within the commercial area, traffic calming on Sunset Boulevard, a favorable review by the Lady's Island Community Preservation Committee, the PUD density of 2.9 units per acre as opposed to the surrounding 2.0 units per acre, concern of the specific modifications made to the pending Code by the applicant, the lack of buffers along Oyster Factory Road, concern for drive-throughs by non-PUD residents, wetlands concerns, run-offs contained within the site, concern for allowing personal storage facility use, and several frontage types involved.

**Comment by the Applicant:**

1. Mr. David Tedder noted that Mr. Josh Tiller put together the package. Mr. Tedder noted that he worked with the Lady's Island Community Preservation Committee on the project. He noted the stormwater issues have been worked out. Mr. Tedder noted that improvements cannot occur on a state road without state approval. He does not believe a round-about will occur without condemning other properties. Driveways to Sunset Boulevard will not occur. Due to the smaller lots, boat storage is needed.
2. Mr. Josh Tiller addressed the proposed traffic calming measures, adding a build-to line and an internal road in the commercial area,

Further discussion by the Commissioners included the rationale for slab on grade versus elevated floors, the wetlands have been previously mitigated, and the pumping station capacity of the gas convenience store.

**Public Comment:**

1. Mr. Donald King sees that it is a work in progress and will work out. There is conflict with the lake/pond in the center of the parcel. How do you keep the water from draining out of the pond? (Mr. Jeff Ackerman of Carolina Engineering stated they will take into consideration how to keep the pond filled, and a clay liner may be utilized if needed.)
2. Mr. Thomas Harden, a resident at 121 Sunset Boulevard, noted that the 15-foot buffer seemed inadequate to him. He asked where the jogging path would be located. The lot width along Sunset Boulevard was 65 feet wide, but wider along Sam's Point Road. Is there one street cut from Sam's Point Road? He asked about street parking which is throughout the development and not on Sunset Boulevard. He noted speeding occurring along Sunset Boulevard. He asked about the rear setbacks of the lots along Sunset Boulevard.
3. Mr. Tom Mobley, a Sunset Boulevard resident, asked for clarification regarding distance from the center of the road to the property line.

Further discussion by the Commission included clarification on the amount of impervious surfaces in the development, the methodology on calculating the size of the pond and open space, stormwater calculations occurring during the design process, specimen tree removal/mitigation, buffer opacity concerns, kudos to the applicant working with the staff, the project being less dense than originally planned, kudos to a great proposal, concerns with the commercial area, kudos on the open space and Mr. McNeal's patience, and belief that the project will prove to be beneficial to the community.

**Motion:** Mr. John Thomas made a motion, and Mr. Ed Riley seconded the motion, to recommend to County Council to approve the Zoning Map Amendment/Rezoning Request for Lady's Island R200-15-51, -51A, -724, & -725 (39.09 acres, known as The Village at Oyster Bluff PUD, formerly known as The Village at Lady's Island) from Lady's Island Community Preservation (LICP) District & Lady's Island Expanded Home Business District to Planned Unit Development (PUD), with the following conditions: address the three conditions raised by the staff and to work on buffer opacity. The motion passed (FOR: Brown, Chmelik, Davis, Fireall, Johnston, Riley, Semmler, Stewart, and Thomas).

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**STAFF REPORT:**

**A. BACKGROUND:**

<b>Case No.</b>	ZMA-2014-07
<b>Owner:</b>	Bennett McNeal
<b>Applicant:</b>	McNeal Land Company
<b>Property Location:</b>	On Lady's Island on the west side of Sams Point Road directly north of the intersection with Oyster Factory Road.
<b>District/Map/Parcel:</b>	R200-015-000-0051; R200-015-000-0724-0000; R200-015-000-0725-0000; R200-015-000-051A-0000
<b>Property Size:</b>	39.03 acres
<b>Current Future Land Use Designations:</b>	Neighborhood Mixed-Use
<b>Current Zoning Districts:</b>	Lady's Island Expanded Home Business – 16.71 acres; Lady's Island Community Preservation – 22.32 acres
<b>Proposed Zoning Districts:</b>	Planned Unit Development (PUD)

- B. SUMMARY OF REQUEST:** The Village at Oyster Bluff is a proposed mixed-use PUD with 114 dwelling units and 5.5 acres of commercial. The total acreage of the site is 39.03 acres giving the PUD a

gross density of 2.92 dwelling units per acre. The site is an undeveloped series of parcels located between Sam's Point Road and Sunset Boulevard on Lady's Island directly north of Oyster Factory Road. The site is located approximately 0.8 miles north of the intersection of Sea Island Parkway and Sam's Point Road.

The site was originally The Village at Lady's Island PUD which County Council approved in 1996. The Village PUD had a total of 200 dwelling units and a gross density of 5.1 dwelling units per acre along with 12 commercial lots. The PUD was sunsetted under the provisions of Section 106-7(2) which gave a January 1, 2010 deadline for PUDs approved prior to 1999 where less than 50% of the lots have been platted. County Council did not approve an extension of the Village PUD because 0% of the PUD had been platted and the residential density was not consistent with the surrounding existing development and zoning districts. The property was then rezoned Lady's Island Community Preservation (LICP) and Lady's Island Expanded Home Business (LIEHB) (see attached map).

Since that time, the property owner has been working with the Lady's Island Community Preservation Committee to chart a path forward. Originally, the property owner explored using the Planned Community provision available in the LICP district. The applicant found that the 2.6 dwelling units per acre density and 40% open space requirement rendered the site very difficult to effectively develop. Recognizing the limitations of the Planned Community provision, planning staff worked with the Community Preservation Committee to allow Traditional Community Plans on sites located within two miles from the intersection of Sea Island Parkway (US 21) and Sam's Point Road. This provision is incorporated into the draft Community Development Code that is being considered for adoption by County Council. The applicant chose to pursue a PUD to expedite the project and to make modifications to the Traditional Community Plan provisions that will be found in the new code.

This project went before the Metropolitan Planning Commission at their September 15, 2014 meeting (Item G below). At that time, staff supported the overall plan but had many concerns about the standards within the PUD which deviated from the intent of the draft Community development Code to create walkable communities. Since that time, the applicant has made modifications to the PUD document to address staff concerns and has incorporated them into the PUD document that is being reviewed by the County Planning Commission. These modifications include:

- Standards to limit the width of driveways at the entrance to streets and avoid houses being dominated by front facing garages.
- Providing an "Oyster Bluff Village House" building type to ensure that houses are traditionally proportioned and address the street with porches and stoops.
- Providing a "build-to line" in the T4 Hamlet Center District and showing an internal street within the commercial portion of the site plan.
- Clarifying that the parking, lighting, landscaping, signage and street standards of the draft Beaufort County Community Development Code will apply to development within this PUD.
- Providing a buffer along Sunset Boulevard.

**C. ANALYSIS:** Section 106-492 of the ZDSO states that a zoning map amendment may be approved if the weight of the findings describe and prove:

1. *The change is consistent with the County's Comprehensive Plan and the purposes of this Ordinance.*

The Northern Beaufort County Regional Plan and the 2010 Beaufort County Comprehensive Plan designate the area surrounding the proposed PUD as Neighborhood / Mixed-Use. This designation envisions a low to moderate residential density with new development encouraged to be pedestrian-friendly, have a mix of housing types, a mix of land uses and interconnected streets. Mixed-use developments are encouraged to promote pedestrian access to services and provide internal trip capture. The City of Beaufort's Comprehensive Plan's Framework Plan has this site designated as a G2 Controlled Growth Sector which promotes traditional neighborhood developments and urban neighborhoods. Also, the draft Beaufort County Community Development Code has part of this site

designated as a “hamlet” place type which calls for a mix of low to moderate density housing and small scale commercial node with T2, T3 and T4 transect zones. The overall scale, density, mix of land uses, and transportation network of The Village at Oyster Bluff are consistent with the goals of these plans.

2. *The change is consistent with the character of the neighborhood.*

The proposed PUD has greater residential density than the surrounding residential areas, but is consistent with other nearby traditional neighborhood developments. The Village lies in the midst of mature, low-density residential neighborhoods on Sunset Bluff, Wallace and Oyster Factory Roads. However, there are two traditional neighborhood developments within one-third mile of the Oyster Bluff PUD: Newpoint, which is a PUD, and Celedon, which was approved by right under the planned community provisions of the LICP district. Both developments include a mix of residential and commercial development and are stylistically similar to what is proposed at The Village at Oyster Bluff. Newpoint was built at a density of 2.5 units per acre, and Celedon is approved and is building at a density of 2.6 units per acre.

3. *The extent to which the property is consistent with the zoning and use of nearby properties.*

See response to item # 2.

4. *The suitability of the property for the uses to which it has been restricted.*

The property is wooded and may contain a freshwater wetland. It appears that the property is suitable for residential and small-scale commercial development.

5. *Allowable uses in the proposed district would not adversely affect nearby property.*

See response to item # 2.

6. *The length of time a property has remained vacant as zoned, where the zoning is different from nearby developed properties.*

The property is undeveloped.

**D. TRAFFIC IMPACTS:** A traffic impact analysis (TIA) was submitted as part of the PUD submission. Colin Kinton, the Beaufort County Traffic Engineer, provided the following comments:

1. The proposed development presently has two full access curb cuts onto Sam’s Point Road, which have been indicated in the submittal as needing to be upgraded. The submittal also indicates a proposed additional (3<sup>rd</sup>) access that will be right-in/right-out for the proposed commercial tract. Traffic Engineering has strong reservations and concerns about permitting this additional access. For one, the two existing access and Oyster Factory Rd provide sufficient access to/from Sam’s Point Road considering the amount of frontage on Sam’s Point Rd. Secondly; a right-in/right-out access does not function properly if a raised median is not installed in the existing turning lane. A raised landscaped median would be a requirement for approval of this third access.
2. The TIA assumes very low distribution of site traffic onto Sunset Blvd. The site distribution should be re-examined to consider a higher and more realistic distribution of traffic onto this roadway.
3. The TIA assumes a high distribution to the north on Sam’s Point Rd and to the east on Sea Island Pkwy. The site distribution should be re-examined to consider a potentially lower distribution of site traffic considering the predominant land use to be residential.
4. Based on present vehicle speeds and volumes on Sunset Blvd, Traffic Engineering is concerned that the proposed development will result in an increase in both traffic volumes and traffic flow higher than the posted speed limit. It is recommended that traffic calming measures for Sunset Blvd be

included in the proposed Master Plan to address and minimize vehicle speeds above the posted speed limit.

5. The TIA indicates a significant volume of site traffic orientated towards Sunset Blvd will utilize Oyster Factory Rd via the internal roadway network; however, the internal roadway network is part of the Phase 4 development for Year 2018 and beyond. Therefore, it is highly unlikely that much traffic will be accessing Oyster Factory Rd in the early phases of development and should be analyzed utilizing the proposed access directly onto Sunset Blvd.
6. The proposed master plan development indicates a development roadway that will connect between Sam's Point Rd and Sunset Blvd. This roadway may encourage and result in cut-thru traffic volumes making residences located along this roadway to be negatively impacted. The internal site roadway layout should be re-evaluated to minimize cut-thru and potential for vehicle speeds. This can be accomplished either thru eliminating streets that do not go straight thru the development or implementation of traffic calming measures (traffic calming circles, chicanes, etc) that may also enhance the roadways and development.
7. It appears that Oyster Factory Rd is recommended for improvement and paving in the TIA. This is supported by Traffic Engineering and should be included in the development and conditioned on a percent development of parcels within the project (in other words, after 30 percent of the parcels have been constructed, Oyster Factory should be paved).

**E. PUD DEVELOPMENT STANDARDS:** The PUD document states that that The Village at Oyster Bluff PUD draws from the development standards of the draft Beaufort County Community Development Code with modifications. Below is a summary of major modifications to the draft code and other concerns about the proposed PUD standards:

1. The Village at Oyster Bluff Modified T3 Neighborhood (T3N) Standards:
  - The modified district reduces the minimum 18" ground floor finish level to 6" therefore facilitating slab on grade houses.
  - Off-street parking, which is intended in the draft code to be at the side or rear of the property, is permitted to be at the front lot line. The standards do, however, restrict front-facing garages to be at or recessed from the front building line.
2. The Village at Oyster Bluff Modified T4 Hamlet Center (T3HC) Standards:
  - The modified district reduces the minimum 18" ground floor finish level to 6" for residential therefore facilitating slab on grade houses.
  - The modified district places few restrictions on the location of parking.

**F. STAFF RECOMMENDATION:**

The overall scale, density, mix of land uses, transportation network and civic space layout of The Village at Oyster Bluff are consistent with the goals of the comprehensive plans of Beaufort County and the City of Beaufort. The proposed street network integrates well into the existing street network while minimizing adverse impacts on the Sunset Boulevard neighborhood. Therefore staff recommends approval of the PUD with the following conditions:

1. Approval of this PUD does not constitute endorsement of the proposed right-in/right-out intersection on Sams Point Road. Any additional access on Sams Point Road would need to meet the County's separation standards; be carefully considered during the development permitting process; and, if approved, be accompanied by necessary on-site and off-site mitigation as determined by the Beaufort County Traffic Engineer.
2. As recommended by the Beaufort County Traffic Engineer, the applicant should include traffic calming measures for Sunset Blvd in the proposed Master Plan to address and minimize vehicle speeds above the posted speed limit.
3. The PUD document should address the timing of the paving of Oyster Factory Road at a point in the development where 30% of the houses have been constructed.



#### **G. METROPOLITAN PLANNING COMMISSION DRAFT MINUTES SUMMARY AND RECOMMENDATION:**

Mr. Merchant briefed the Commission on the Village at Oyster Bluff PUD. He said that they have a Traditional Community plan that allows denser development within 2 miles of the intersection of Sea Island Parkway and Sam's Point Road, such as is found at Newpoint, Mr. Merchant said. The property owner has chosen to do a PUD under the current code, which is in keeping with the basic requirements of the proposed Traditional Community Plan. Mr. Merchant described the parameters of this development. He showed a map of the districts that would be adopted as part of the PUD with modifications. They found the development consistent with Beaufort County's Comprehensive Plan and the city's Comprehensive Plan in regard to the area being compatible with traditional neighborhood developments and urban neighborhoods. It's slightly denser than the types of development in the surrounding residential areas, but is consistent with nearby traditional neighborhood developments.

Staff believes this development is in keeping with the Comprehensive Plans of the city and the county, Mr. Merchant said. The impact on the interior neighborhoods should be lessened. While staff looks favorably on the overall framework, they took issue with some of the modifications to the draft code and to some of the proposed PUD standards, feeling that they "seemed to water down the traditional neighborhood plan." They were to have porches, residential lots facing the street, and alley access, rather than alley orientation. There are no specifics about a building or frontage type. Some lots will have street access, and others will have access by the alley. It's not specifically master-planned.

Mr. Merchant said property owners were concerned about all the backyards facing Sunset Blvd., so they know they need a visual buffer or to restrict access from there, so they recommended that to the developer. The county believes that most of it is consistent with the new code, but they had concerns about some of these elements that they felt needed to be addressed.

Mr. Tedder and **Josh Tiller**, the land planner, spoke. This is "close to year 6," Mr. Tedder said, "to reinvent the PUD." They received the staff report when they came in the room, according to Mr. Tedder, and "are at a slight disadvantage." They have no problem with the buffer, so that "they aren't looking into someone's unfinished backyard." Mr. Tedder said they think they can reach agreement with staff based on previous conversations on all of the points. With Sam's Point Road being very auto-centric, they don't want the build-to line to be to Sam's Point Road. They would like the Planning Commission to provide "a recommendation that the county and applicant reach mutual agreement on the areas of concern as outlined in the September 15 memorandum." "Huge driveways are not the intent," Mr. Tedder added.

Commissioner Harris said right away he sees the house backing up to Sunset Boulevard "as a problem," and "that's the Achilles heel of Newpoint." Mr. Tedder said originally it was being built in phases along Sunset Boulevard. Neighbors didn't want that. That's why the alleyway is being created: as a concession to the neighborhood.

Commissioner Howard said there appear to be 4 access points to the development. Mr. Tiller indicated the approved access points.

Commissioner Semmler asked Mr. Merchant about the county's staff recommendations. He read a section about the county's agreement and disagreement with plans, in terms of their concurrence with code. Mr. Tedder said he "had heard this was do-able," and the county thinks that at a meeting later this week, they "will be ready to incorporate the level of detail that is missing." Mr. Merchant said the overall density, layout, etc. falls in line with the Comprehensive Plan, but county staff has concerns about what is built on the lots, and they can change some standards to correct those. "There are no fundamental flaws"; it's come down to what gets built on the lot, Mr. Merchant said, to make it a Traditional Community as opposed to a typical suburban lot. Commissioner Semmler said this was the first time they have tried to apply the

community development code to a housing development, which he said wouldn't be easy, but he also thinks it can be done and applauded the "effort to make it work."

Mr. Tedder said they were asking the Metropolitan Planning Commission to endorse the modifications made by planning staff and to offer a recommendation "that the county and the applicant create the requested documents as they have set forth in here before it goes to the county Planning Commission." They need to be mutually agreeable standards.

**Greg Gallagher**, 143 Sunset, said he "basically has no problems." There have been people killed and injured on the street because of the traffic, he said. He had concerns about the buffer between Wallace and the proposed property in the past, but it seems to have been eliminated. The buffer doesn't seem to be a permanent one. Mr. Gallagher said he doesn't "want a wooden fence in front of me."

**Donald King**, Sunset Blvd., said "it's a difficult thing to do." The total property is relatively small, as are the individual lots, compared to the entire community. The lots will be 45-65 feet. He wants to keep the Sunset Boulevard area "well-done." He thinks it can work, but the small lot size will be difficult. Mr. King, too, would like to see a buffer on Sunset Boulevard for the developer's and the community's benefit. Commissioner Harris said, as they move forward, describing the buffer and how to prevent what the public is worried about will be important to do.

**Nancy King** said she has questions about the setbacks. There's a 50' setback on Sam's Point Road; there's none on Sunset Boulevard. She said she wants to know what kind of setbacks are involved, the distance between houses, and if "there are limits to that." Mr. Merchant said on Sam's Point Road, the PUD calls for a 50' buffer. In a T3 Neighborhood, there are setbacks adopted: building placement is 15-25' from the road with a 5' side yard setback and rear yard setback of 15'. There is currently no buffer on Sunset Boulevard, Mr. Merchant noted. The way the current standards are written, it would be the rear yard setback, which is 15', and the build-to zone is 15-25', which will push it closer to the front, rather than to the rear.

The building isn't close to the road, Vice-Chairman Crower said, "but you might have most anything else." He asked if the T3 Neighborhood and Hamlet Center were incorporated. Mr. Merchant said that's in the staff report, but not among the details they were most concerned about. Vice-Chairman Crower said he's generally leery about recommending something that is 90% finished, but if they can do it – recognizing it will still go to the county planning commission for approval, by which point it will have the difficulties ironed out – he "can live with it."

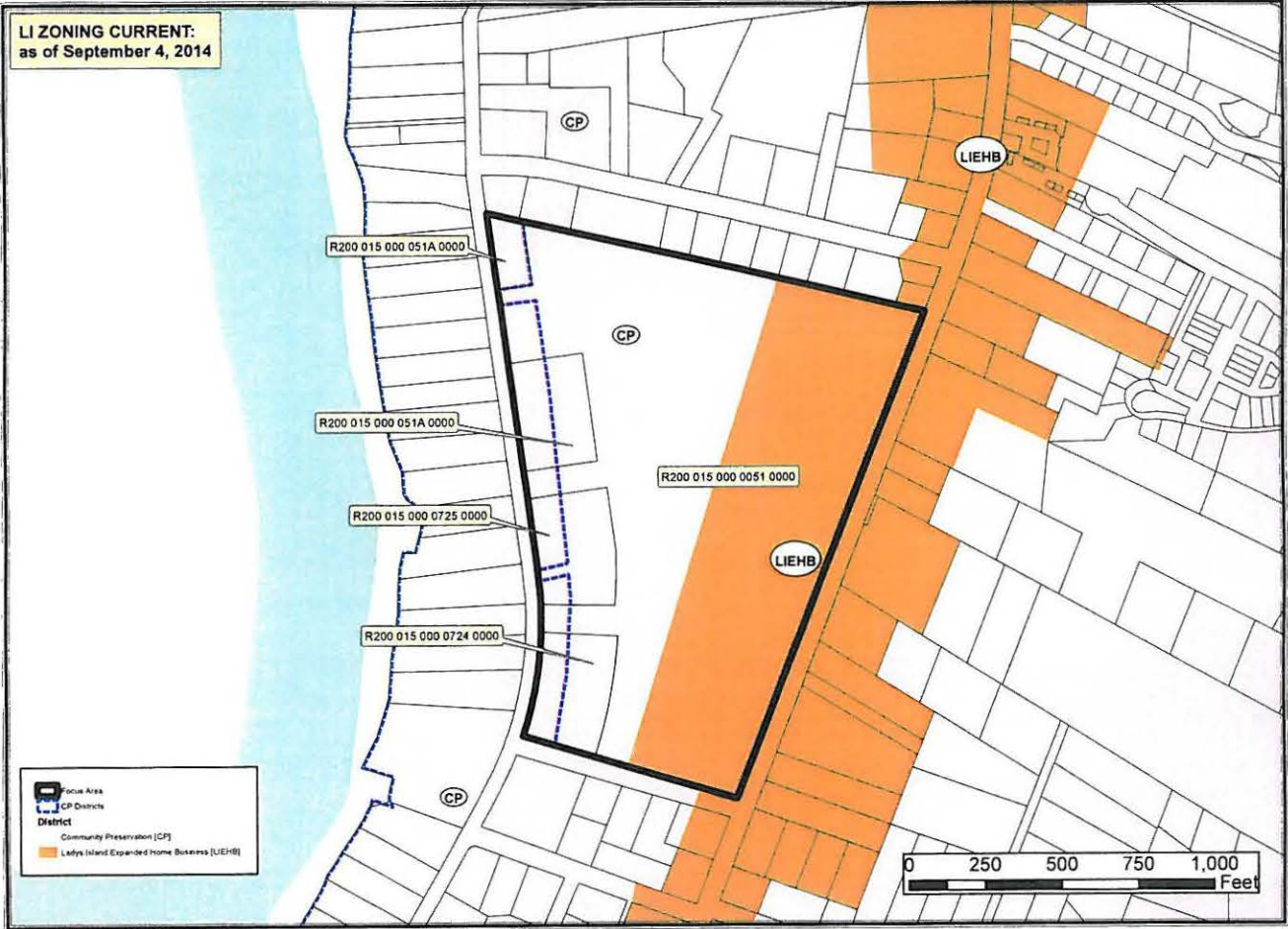
Commissioner Semmler suggested recommending approval based on the county's planning staff's recommendations and the ability of the applicant to negotiate with that. This is in the city's growth boundary, and "there's nothing to be gained by holding it up," Commissioner Semmler feels. They should "get it going. It will go through other committees and commissions and continue to grow and change."

**Commissioner Semmler made a motion to recommend the application and the modifications made by planning staff favorably, with the applicant and the county to reach mutually agreeable standards for the items contained in the September 15 staff report, with the changes as suggested by the planning staff; Commissioner Howard seconded the motion. The motion passed unanimously.**

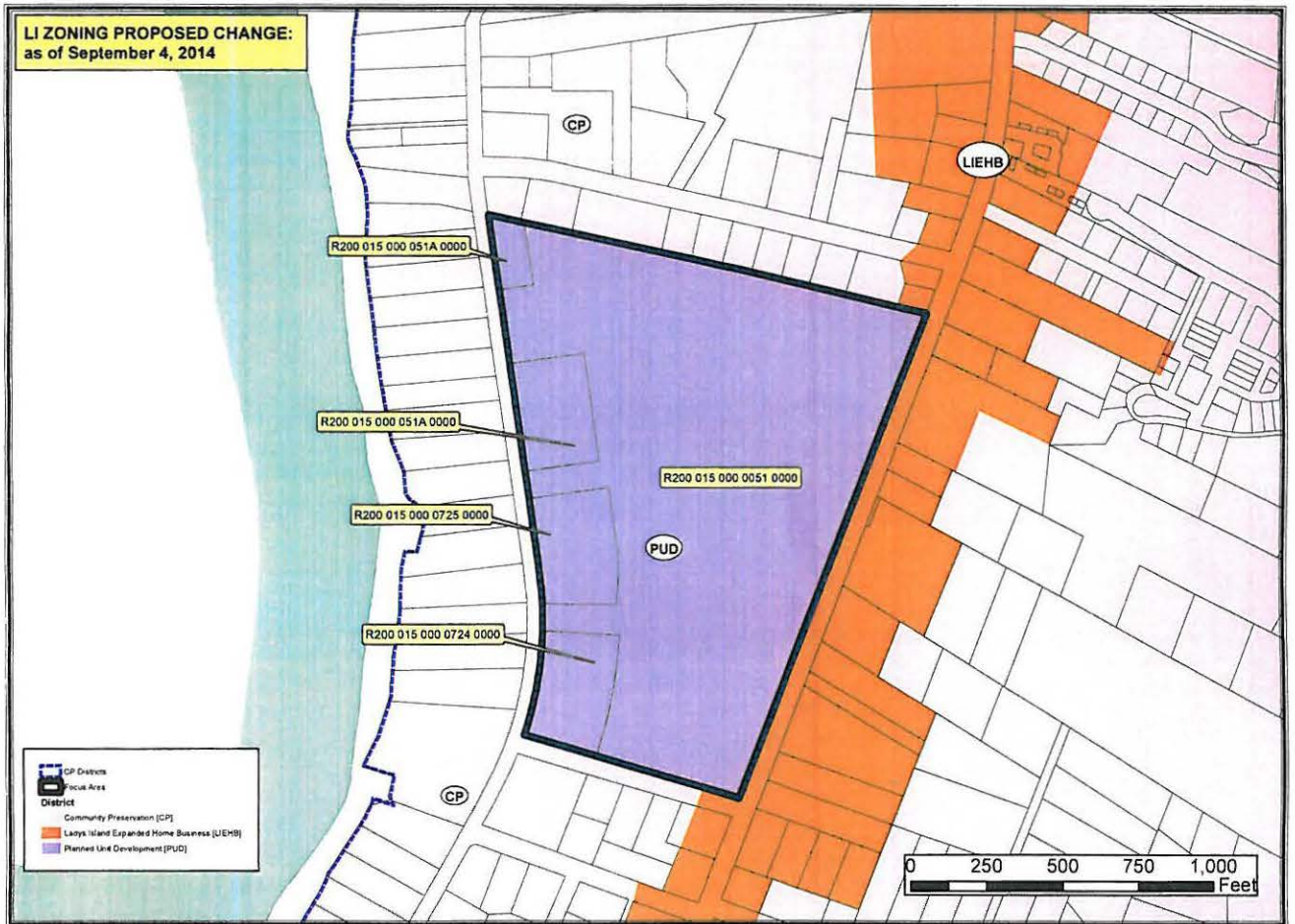
## H. ATTACHMENTS

- Attachment A: Map: Existing and Proposed Zoning
- Attachment B: Application and Applicant's submittal
- Attachment C: Notification Letter and List of Abutting Property Owners

**LI ZONING CURRENT:**  
as of September 4, 2014



**LI ZONING PROPOSED CHANGE:**  
as of September 4, 2014



**BEAUFORT COUNTY, SOUTH CAROLINA**  
**PROPOSED ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO)**  
**ZONING MAP / TEXT AMENDMENT / PUD MASTER PLAN CHANGE APPLICATION**

TO: Beaufort County Council

The undersigned hereby respectfully requests that the Beaufort County Zoning/Development Standards Ordinance (ZDSO) be amended as described below:

1. This is a request for a change in the (check as appropriate):  PUD Master Plan Change  
 Zoning Map Designation/Rezoning       Zoning & Development Standards Ordinance Text

2. Give exact information to locate the property for which you propose a change:  
Tax District Number: \_\_\_\_\_, Tax Map Number: \_\_\_\_\_, Parcel Number(s): \_\_\_\_\_ **SEE ATTACHED**  
Size of subject property: 1/2 39.09 Square Feet / (A) Acres (circle one)  
Location: LADY'S ISLAND, WEST OF SAM'S PT. ROAD, NORTH OF OYSTER FACTORY RD., EAST OF SUNSET BLVD.

3. How is this property presently zoned? (Check as appropriate)
- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Urban/U              | <input type="checkbox"/> Community Preservation/CP               | <input type="checkbox"/> Light Industrial/LI      |
| <input type="checkbox"/> Suburban/S           | <input type="checkbox"/> Commercial Regional/CR                  | <input type="checkbox"/> Industrial Park/IP       |
| <input type="checkbox"/> Rural/R              | <input type="checkbox"/> Commercial Suburban/CS                  | <input type="checkbox"/> Transitional Overlay/TO  |
| <input type="checkbox"/> Rural Residential/RR | <input type="checkbox"/> Research & Development/RD               | <input type="checkbox"/> Resource Conservation/RC |
|   | <input checked="" type="checkbox"/> Planned Unit Development/PUD | <u>(LADY'S ISLAND CP/PUD)</u>                     |

4. What new zoning do you propose for this property? PLANNED DEVELOPMENT DISTRICT  
(Under Item 10 explain the reason(s) for your rezoning request.) SEE ATTACHED

5. Do you own all of the property proposed for this zoning change?  Yes       No  
Only property owners or their authorized representative/agent can sign this application. If there are multiple owners, each property owner must sign an individual application and all applications must be submitted simultaneously. If a business entity is the owner, the authorized representative/agent of the business must attach: 1- a copy of the power of attorney that gives him the authority to sign for the business, and 2- a copy of the articles of incorporation that lists the names of all the owners of the business.

6. If this request involves a proposed change in the Zoning/Development Standards Ordinance text, the section(s) affected are: SEE ATTACHED  
(Under Item 10 explain the proposed text change and reasons for the change.)

7. Is this property subject to an Overlay District? Check those which may apply. (NINE)
- |  |  |
|--|--|
| <input type="checkbox"/> AOD - Airport Overlay District              | <input type="checkbox"/> MD - Military Overlay District      |
| <input type="checkbox"/> COD - Corridor Overlay District             | <input type="checkbox"/> RQ - River Quality Overlay District |
| <input type="checkbox"/> CPOD - Cultural Protection Overlay District |  |

8. The following sections of the Beaufort County ZDSO (see attached sheets) should be addressed by the applicant and attached to this application form:
- Section 106-492, Standards for zoning map amendments.
  - Section 106-493, Standards for zoning text amendments.

9. Explanation (continue on separate sheet if needed):

R200-015-000-0051-0000 ; R200-015-000-0724-0000 ;  
R200-015-000-0725-0000 ; R200-015-000-0514-0000

It is understood by the undersigned that while this application will be carefully reviewed and considered, the burden of proof for the proposed amendment rests with the owner.

J. Bennett Signature of Owner      AUGUST 20, 2014 Date

Printed Name: BENNETT MCNEAL Telephone Number: 843-986-7531

Address: P.O. DRAWER 1507, BEAUFORT, SC 29901

Email: BENNETT.MCNEAL@gmail.com

Agent (Name/Address/Phone/email): JOSH TILLER, 10 PINCKNEY COLONY RD. STE 101,  
BLUFFTON, SC 29910, 843-915-4800; josh@jktiller.com

FOR MAP AMENDMENT REQUESTS, THE PLANNING OFFICE WILL POST A NOTICE ON THE AFFECTED PROPERTY AS OUTLINED IN SEC. 106-402(D) OF THE BEAUFORT COUNTY ZDSO.

UPON RECEIPT OF APPLICATIONS, THE STAFF HAS THREE (3) WORK DAYS TO REVIEW ALL APPLICATIONS FOR COMPLETENESS. THE COMPLETED APPLICATIONS WILL BE REVIEWED FIRST BY THE BEAUFORT COUNTY PLANNING COMMISSION SUBCOMMITTEE RESPONSIBLE FOR THE AREA WHERE YOUR PROPERTY IS LOCATED. MEETING SCHEDULES ARE LISTED ON THE APPLICATION PROCESS (ATTACHED). COMPLETE APPLICATIONS MUST BE SUBMITTED BY NOON THREE (3) WEEKS PRIOR TO THE APPLICABLE SUBCOMMITTEE MEETING DATE.

PLANNED UNIT DEVELOPMENT (PUD) APPLICANTS ARE REQUIRED TO SUBMIT MULTIPLE COPIES TO THE PLANNING DEPARTMENT. CONSULT THE APPLICABLE STAFF PLANNER FOR DETAILS.

CONTACT THE PLANNING DEPARTMENT AT (843) 255-2140 FOR EXACT APPLICATION FEES.

FOR PLANNING DEPARTMENT USE ONLY:

Date Application Received:  
(place received stamp below)

Date Posting Notice Issued:

Application Fee Amount Received:

Receipt No. for Application Fee:

## **The Village at Oyster Bluff, Lady's Island Planned Development District Master Plan Narrative**

### **I. Zoning History, Project Introduction and Overview**

The proposed Village at Oyster Bluff on Lady's Island, is a replacement zoning district for the PUD known formerly as The Village at Lady's Island PUD. The proposed Village PUD Master Plan regulatory scheme consists of general narratives, Proposed Layout, Community Standards, Architectural Standards and Projected Land Uses.

The initial PUD was originally approved in 1996 by Beaufort County under the development regulations generally referred to as ordinance 90-3 (as amended) for 200 dwelling units (81 single family and 119 multi-family) and 12 commercial lots at a gross density of approximately 6 density units per acre. At the time the original PUD was approved in 1996, the underlying zoning was Development District (DD), permitting residential development up to 8 units per care. The property is a +/-39.03 Acre tract of land situated along Sam's Point Road on Lady's Island at the intersection of Oyster Factory Road. The original PUD was designed as a Neo-Traditional community incorporating a mix of housing types and commercial uses. It was a complement to the larger single family home lots created from the holdings along Factory Creek that were the Maggionne Oyster Factory which ceased operations in the early 1980s, and were platted independently of the PUD. The PUD area is the interior area on the other side of Sunset Boulevard that bisected the oyster factory holdings of the Maggionne family.

In December of 2009, a request was made by the applicant to extend the expiration date (December 31, 2010) of the Village PUD. The extension was requested in part because of the 2004 changes to Section 106-7 of the ZDSO that imposed an expiration date on low impact developments, which otherwise would have continued in effect indefinitely, as well as the negative market forces which had developed after the housing/financing crash of 2007-2008, which inhibited construction. A new narrative was prepared addressing the matters required under Section 106-2445 and 2447. Both the original The Village PUD and 2009 new narrative are attached (Exhibit K).

That 2009 submission was not approved, generally because the proposed density in 2009 was considered to be too high by staff and the Lady's Island Community Preservation Committee, and the County was embarking on a revision to its zoning code incorporating form based code principles. The

applicant has continued to work with staff and the Lady's Island Community Preservation Committee to achieve a mixed use plan which is not as dense as that proposed in 2009, but also incorporates concepts from the community code being adopted by the County.

The applicant requests an approval for a new Planned Development District, PDD, The Village at Oyster Bluff PDD that is in keeping with the graduated density and commercial mixed use approach originally approved in The Village PUD. This new PDD proposes a total residential density of 2.92 units per acre, a total of 114 single family units (113 units located in the T-3N and 1 unit located in the T-4 HC). (See Table 1) The proposed density is nearly half the density originally approved back in 1996 and nearly a third less than the underlying zoning at the time. Additionally, and in light of the pending new Beaufort County Community Development Code, this proposed submittal draws from development standards from within the County's new Code and also implement standards that are in keeping with current housing market conditions. In other words, this proposed project's development standards will be an amalgam of both the new Beaufort County Community Development Code and modification to those codes that are constructive to market demand. (See Exhibit J)

**Table 1**

<u>Transect</u>	<u>Acres</u>	<u>Units</u>
<b><u>Oyster Bluff T-3 Neighborhood</u></b>	<b>+/-33.54 AC</b>	<b>113 SF</b>
<b><u>Oyster Bluff T-4 Hamlet Center</u></b>	<b>+/- 5.49 AC</b>	<b>1 Apartment</b>
<b><u>Total:</u></b>	<b>+/-39.03 AC</b>	<b>114</b>
	<b><u>Total Density:</u></b>	<b>2.92 Units/AC</b>

**II. Existing Conditions**

The subject property owner and applicant, McNeal Land Company, submits this application.

The application seeks approval of The Village at Oyster Bluff PDD based on the conditions of the pending Beaufort County Community Development Code, modifications to the New Code, and the matters contained in the application.

The Village at Lady's Island approximately 39.09 acres have been planned based on available information. Aerial photography was used to identify hardwood tree groupings for master planning efforts. Changes may be required based on constraints identified during the development permit process. This parcel is located along Sam's Point Road on Lady's Island at the intersection of Oyster Factory Road. Tree cover consists of a mixture of hardwoods (See Exhibit B). The property drains west towards Factory Creek. Prior to the widening of Sam's Point Road, and in anticipation of the development of this parcel under the original PUD, cooperative drainage easements were developed from Sam's Point Road to other properties owned by McNeal which ultimately discharge into Factory Creek at an outfall provided by McNeal. The attached Exhibits give detailed information regarding the existing conditions of the property. These items include:

**A. Boundary & Wetland Surveys**

The boundary survey plat (see Exhibit C) of the property contains the following information: 1) Vicinity Map 2) Boundary and Dimensions 3) Existing Easements 4) Existing Roads and Access Points 5) Property Owners of Adjacent Properties 6) Existing Drainage Ways 7) Setbacks and Buffers

**B. Wetlands Permit**

There are no freshwater wetlands on the property.

**C. Topography**

See Exhibit C Boundary Plat

**D. Conceptual Stormwater Master Plan**

See Exhibit D Drainage Master Plan

**E. Conceptual Water Distribution Master Plan**

See Exhibit E Water Master Plan

**F. Conceptual Wastewater Collection Master Plan**

See Exhibit F Sewer Master Plan



### **III. Development Master Plan**

The project will be developed in accordance with the proposed Beaufort County Community Code, as modified herein. Access points, wetlands, archeology and storm water methods have been coordinated. The final location of roads, lagoons, open spaces, buildings, parking, active recreational/athletic sites and other elements may vary at the time of Development Permit Applications. The plan demonstrates a potential arrangement of land uses and road corridors. The final layout will vary based on development needs, market conditions and environmental constraints. The property will be accessed from two separate locations on Sam's Point Road, two separate locations on Oyster Factory Road and one location on Sunset Boulevard. The two entrance locations on Sam's Point Road have been coordinated and approved by SCDOT. In response to community concerns, and contrary to the established pattern of development along Sunset Boulevard, the lots along Sunset Boulevard do not take direct access from Sunset Boulevard, but incorporate an interior alley/roadway system that provides limited interconnectivity to that Road across to Sam's Point Road. The Master Plan allows for the development of single family residential, commercial and active recreational areas in accordance with the pending Beaufort County Community Code as modified herein.

Preliminary phasing for the project is illustrated in the attached Phasing Plan (Exhibit G). Location and engineering for each phase will occur as the market demands and budgets apply.

#### **A. Site Design and Development Standards**

The project development standards will emulate the proposed Beaufort Community Code Zoning and Development Standards proposed for adoption for T-3 Neighborhood (T3N) and T-4 Hamlet Center (T-4HC) Transects, as modified herein (Exhibit J) and named The Village at Oyster Bluff Modified T3 Neighborhood and The Village at Oyster Bluff T-4 Hamlet Center Standards, respectively. The applicant intends to responsibly exercise the design functions entrusted to the applicant as the private developer under the Village at Oyster Bluff architectural design guidelines imposed by restrictive covenants. See Exhibit L for an example Conceptual Plan for The Village at Oyster Bluff T-4HC transect.

The Master Plan will meet or exceed the minimum tree requirements as required by Division 5.11: Resource Protection Standards of the proposed Community Code.

Site Development within the Village at Oyster Bluff is governed by the Development Standards included as part of this Master Plan approval.

Exterior buffers and setbacks are shown on Table 2, and internal setbacks are included in Exhibit J.

**Table 2:**

Street ROW/Boundary	Oyster Bluff T-3 HN	Oyster Bluff T4-HC
SC HWY 802 (Sam's Pt. Road)	50'	10'
Oyster Factory Road	0'	10'
Sunset Boulevard	0'	N/A
Northern Boundary	0'	N/A

**B. Storm Water Management**

The Stormwater Management Plan is shown on Exhibit D. The storm water layout is preliminary and subject to change pending final design of the drainage system and approval by OCRM and the Beaufort County Engineering department. The storm water will be filtered through the series of interconnected lagoons or equivalent Best Management Practices (BMP) prior to being released into an existing drainage culvert that was previously installed under Sunset Boulevard to convey storm water run off from this tract and the adjacent area into Factory Creek. Additionally, infiltration techniques will be investigated along with other items such as Littoral Shelves at the time of the final drainage system and development permit.

The proposed storm drainage system will comply with the current Beaufort County Ordinance, Beaufort County BMP Manual and OCRM regulations and will meet or exceed these requirements. The final storm water design will be submitted along with other final engineering documents at the time of the development permit application.

## **C. Utility Services**

### **1) Potable Water Distribution**

Potable Water will be provided by Beaufort-Jasper Water & Sewer Authority (BJWSA). An existing water main on Sam's Point Road will provide adequate flow to support this project (See letter of availability from BJWSA).

### **2) Wastewater Collection**

Wastewater Collection will be provided by a combination of gravity sewers, pumping station(s), and force main(s) located throughout the site. The wastewater will be collected and pumped to an existing force main located on Sam's Point road where it will be transported to a wastewater facility owned and operated by BJWSA.

### **3) Electric & Gas Supply and Service**

Power will be provided by South Carolina Electric and Gas; however, gas is not currently available to the project.

### **4) Telecommunication Service**

Telecommunication service will be provided by Hargray Communications. The telecommunications infrastructure will include voice, data, and video facilities. Initial Master Plan approval does not amend any rights provided to a landowner by the Public Service Commission or South Carolina law.

### **5) Lady's Island St. Helena Fire District**

The community is in the Lady's Island St. Helena Fire District jurisdiction. The water supply system will be designed to provide fire flow to adequately serve the site. (See attached letter of service from the Lady's Island St. Helena Fire District)

## **D. Proposed Roadways**

In addition to the internal drives, a system of pedestrian walks and nature trails is planned. The proposed nature trail will be used by property owners for recreation, exercise and ecological education. A conceptual plan of the proposed nature trail and drive network is

illustrated on the Master Plan (Exhibit A). The actual layout may differ at the time of development permit submission, based upon actual engineering and future planning, so long as the terms of the Concept Plan are respected and followed.

Roadways and drives will be owned and maintained by The Village at Oyster Bluff property association.

#### **E. Ownership and Maintenance of Common Areas and Utilities**

##### **1) Common Areas**

Development of the property will be owned and maintained by The Village at Oyster Bluff's property association. All easements, buffers, active recreation/athletic areas, open space, nature trails, etc., will be owned by The Village at Oyster Bluff's property association. This ownership will include the maintenance of facilities, lagoons and drainage on the property.

##### **2) Utilities**

Beaufort-Jasper Water & Sewer Authority will own and operate the water and sewer facilities necessary for this project. Electrical Power facilities will be owned and operated by SCE&G, or other provider as approved by the Public Service Commission. In addition any Telecommunication Facilities will be owned and operated by Hargray Communications or other provider.

#### **IV. Vesting Provision**

The provisions of this PDD, and all phases of development set forth in the Master Plan, shall be vested against any future changes to Beaufort County law or zoning and development ordinances if Owner shall have achieved Substantial Development. "Substantial Development" shall mean (1) the completion of construction (the receipt of a certificate of occupancy) or construction that is underway (the receipt of applicable building or development permits) of not less than twenty-five percent (25%) of the total Development proposed for the property, as shown and depicted on the Master Plan, or 2, the completion of the drainage and paving of the County owned road known as Oyster Factory Road, by the Owner or Developer. Upon the occurrence of either of these alternative events, the Property shall be entitled to complete construction of the as of then undeveloped remaining areas of the Property in accordance with the specifications of the Master Plan.

## **V. Land Use Parcel Delineations and Uses**

The property delineates approximately 39.03 Acres. The land uses are labeled on the Master Plan to identify the most likely uses expected under the applicant's current development forecasts. Of the total acres, approximately 5.49 Acres are commercial, approximately 33.54 Acres are residential with +/-10.77 Acres of common open space.

Development of the property will be subject to design guidelines that comply with the development standards of the pending Beaufort County Community Code as modified herein. All environmental standards, including Best Management Practices regarding storm water runoff, will be demonstrated at the time of final design and Development Permit Application. Future development permits will be issued for site specific development on each site upon individual applications for development approval which demonstrate compliance with these applicable use and site standards.

## **VI. Traffic Impact and Mitigation**

The proposed Village at Oyster Bluff development is located north of Oyster Factory Road between Sam's Point Road and Sunset Blvd. in Beaufort, South Carolina. For the Planned Unit Development (PUD) traffic analysis, the project is assumed to include 114 single family homes, a 16 fueling position gas station, 10,000 square feet (sf) of office space, and 29,000 sf of self storage with one apartment over the storage office. Detailed site planning will identify site circulation plan for the development to ensure proper traffic flow and truck access to the proposed land uses.

Development access is planned via two full access driveways on Sam's Point Road, one right-in, right-out driveway on Sam's Point Road and two full access driveways on Oyster Factory Road. Two full access curb cuts exist today on Sam's Point Road for this property, but would need to be upgraded for the design of the new use of the property. Traffic was assigned to the proposed right-in, right-out driveway (Driveway #3) in the analysis, however, this location is subject to South Carolina Department of Transportation (SCDOT) approval as an additional access point for the site along Sam's Point Road. If this location is not granted by SCDOT, it is expected that these trips would access the site via Driveway #2 or Driveway #4 and would increase the traffic demand at those driveways. The spacing of the access points on Oyster Factory Road is subject to Beaufort County approval. An additional access point is being contemplated on Sunset Boulevard. This access point is projected to have limited use from the residential units. In the analysis, these trips were combined into Driveway #5 trip distribution.

For the purposes of this Traffic Impact Analysis (TIA), proposed development is assumed complete in 2019.

This report presents the trip generation, distribution, traffic analyses, and recommendations for transportation improvements required to meet anticipated traffic demands.

The following intersections were included in this analysis based on the direction of Beaufort County staff:

- Sam's Point Road (US 21) at Sea Island Parkway (US 21 Business)
- Sam's Point Road at Oyster Factory Road
- Oyster Factory Road at Sunset Blvd.
- Project driveways

All intersections currently operate at LOS D or better.

In the 2019 no build conditions, the delay and congestion are projected to increase at study area intersections. Intersection splits were optimized at the intersection of Sam's Point Road at Sea Island Parkway in the 2019 no build conditions but additional roadway improvements were not assumed. The unsignalized study area intersections operate at LOS D or better for both the AM and PM peak hour 2019 no build scenarios. However, Sam's Point Road at Sea Island Parkway operates at LOS E during the AM peak hour and LOS D during the PM peak hour.

The following improvements were assumed in the 2019 build analysis:

- Oyster Factory Road paved from Sunset Boulevard to Sam's Point Road
- Construction of a westbound left-turn lane on Oyster Factory Road from Driveway #4 to Sam's Point Road
- Upgrade of Driveway #1 and Driveway #2 on Sam's Point Road to SCDOT driveway standards each with exclusive left- and right-turn lanes

Sam's Point Road at Sea Island Parkway, Sam's Point Road at Oyster Factory Road, and Sam's Point Road at Driveway #2 are projected to operate with elevated delay during the AM peak hour conditions. Sam's Point Road at Sea Island Parkway is projected to continue to operate at LOS E with an increase in delay of three percent from the 2019 AM peak hour no build conditions. A specific improvement has not been identified at this time for this intersection. It is recommended that the potential for improvements at this intersection be revisited when the final land uses are designed for the site to determine what improvement or improvements, such as installation of turn lanes are needed for the intersection.





The unsignalized intersections of Sam's Point Road at Oyster Factory Road and Sam's Point Road at Driveway #2 are projected to operate at with elevated delay

for side street left-turn operation in the morning. Side street delay at minor approaches on major roadways is not uncommon. Exclusive left-turn lanes are already planned for these movements.

**PROPERTY ACREAGE SUMMARY**

TOTAL ACRES:	+/- 39.03 ACRES
OYSTER BLUFF T-4 HAMLET CENTER ACREAGE:	+/- 5.49 ACRES
OYSTER BLUFF T-3 NEIGHBORHOOD ACREAGE:	+/- 33.54 ACRES
TOTAL OPEN SPACE:	+/- 10.77 ACRES (27.5%)

**LOT SUMMARY**

 45' LOTS* (45' X 110')	-	30 UNITS
 55' LOTS *(55' X 110'/115')	-	37 UNITS
 65' LOTS* (65' X 115')	-	46 UNITS
 Oyster Bluff T-4 Hamlet Center -	-	1 UNIT
<b>TOTAL UNITS</b>		114 LOTS
<b>DENSITY</b>		2.92 UNITS/ACRE
*Oyster Bluff T-3 Neighborhood (T3N)		

**LEGEND**

- ① PARK (5.28 TOTAL ACRES)
- ② CLUBHOUSE
- ③ POOL
- ④ PLAYGROUND
- ⑤ LAKE (1.78 TOTAL ACRES)
- ⑥ FISHING GAZEBO
- ⑦ LOOPED FITNESS TRAIL
- ⑧ LAGOON



PREPARED FOR:  
McNeal Land Company

PREPARED BY:  
**J. K. TILLER ASSOCIATES, INC.**



LAND PLANNING LANDSCAPE ARCHITECTURE  
TEN FINCKNEY COLONY ROAD SUITE 101 BLUFFTON, SC 29909  
Voice 843.815.4800 jktiller@jktiller.com Fax 843.815.4802

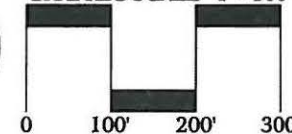
# The Village at Oyster Bluff Master Plan

BEAUFORT COUNTY, SOUTH CAROLINA

August 15, 2014



GRAPHIC SCALE 1"=100'



NORTH 0 100' 200' 300'

THIS IS A CONCEPTUAL PLAN AND IS SUBJECT TO CHANGE. ALL SURVEY INFORMATION AND SITE BOUNDARIES WERE COMPILED FROM A VARIETY OF UNVERIFIED SOURCES AT VARIOUS TIMES AND AS SUCH ARE INTENDED TO BE USED ONLY AS A GUIDE. ALL PROPERTY LINES, TRACT DIMENSIONS AND NARRATIVE DESCRIPTIONS ARE FOR GRAPHIC REPRESENTATION ONLY, AS AN AID TO SITE LOCATION AND POTENTIAL LAND USE, AND ARE NOT LEGAL REPRESENTATIONS AS TO FUTURE USES OR LOCATIONS. J. K. TILLER ASSOCIATES, INC. ASSUMES NO LIABILITY FOR ITS ACCURACY OR STATE OF COMPLETION, OR FOR ANY DECISIONS (REQUIRING ACCURACY) WHICH THE USER MAY MAKE BASED ON THIS INFORMATION. JKT Job Number: 201313-02





COUNTY COUNCIL OF BEAUFORT COUNTY  
BEAUFORT COUNTY PLANNING DIVISION

Multi-Government Center • 100 Ribaut Road, Room 115  
Post Office Drawer 1228, Beaufort SC 29901-1228  
Phone: (843) 255-2140 • FAX: (843) 255-9432

September 3, 2014

**RE: Notice of Public Meetings to Consider a Lady's Island Map Amendment/Rezoning for R200 015 0000 0051, -051A, -0724, AND 0725 (formerly known as The Village at Lady's Island Planned Unit Development (PUD); approximately 39.9 acres total, bordered by Sam's Point and Oyster Factory Roads), from Lady's Island Community Preservation (LICP) and Lady's Island Expanded Home Business (LIEHB) to Planned Unit Development (PUD); Owner: B McNeal Partnership LP, Applicant: Bennett McNeal, Agent: Josh Tiller**

Dear Property Owner:

In accordance with the Beaufort County Zoning & Development Standards Ordinance, Section 106-402, a public hearing is required by the Beaufort County Planning Commission and the Beaufort County Council before a map amendment/rezoning proposal can be adopted. You are invited to attend the following meetings and public hearings to provide comments on the subject proposed map amendments in your neighborhood. A map of the properties is on the back of this letter.

1. The **Metropolitan Planning Commission**: **Monday, September 15, 2014**, at 5:30 p.m. at the City of Beaufort Council Chambers, 1911 Boundary Street, Beaufort, SC 29902.
2. The **Beaufort County Planning Commission** (public hearing): **Monday, October 6, 2014**, at 6:00 p.m. in the County Council Chambers, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
3. The **Natural Resources Committee** of the County Council: **Monday, November 3, 2011**, at 2:00 p.m. in the Executive Conference Room, located on the first floor of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC.
4. **Beaufort County Council** usually meets second and fourth Mondays at 4:00 p.m. in the County Council Chambers of the Beaufort County Administration Building, 100 Ribaut Road, Beaufort, SC. County Council must meet three times prior to making a final decision on this case. Please contact the County Planning Department for specific dates, times, and locations.

Documents related to the proposed amendment are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, in the Beaufort County Planning Department office located in Room 115 of the Beaufort County Administration Building. If you have any questions regarding this case, please contact the Planning Department at (843) 255-2140.

Sincerely,

Anthony J. Criscitiello  
Planning Director

Attachment on back of letter

**PROPERTY OWNERS NOTIFIED OF REZONING REQUEST FOR R200 015 000 0051, -051A, -052A, -0724, AND -0725**

**from Lady's Island Community Preservation (LICP) & LICP Expanded Home Business Districts to Planned Unit Development (PUD)**

<u>PIN</u>	<u>Owner1</u>	<u>MailingAdd</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
R200 15 650	ATKISON GEORGE V ELIZABETH MCCORMICK	147 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 51, 51A, 52A, 724, 725	B MCNEAL PARTNERSHIP LP	POST OFFICE BOX 1507	BEAUFORT	SC	29901-1507
R200 15 13S	BEAUFORT BUNGALOWS LLC	821 RIBAUT ROAD	BEAUFORT	SC	29902
R200 14 136	BLOCKER LINDA	4 O'NEAL ROAD	BEAUFORT	SC	29907
R200 15 52B	BOGDAN DONALD V CARTER DEBORAH E J	POST OFFICE BOX 745	BEAUFORT	SC	29901
R200 15 13A	BUQUET ANNA M & LIVINGSTON MARY K	POST OFFICE BOX 975	BEAUFORT	SC	29901
R200 15 656	CHRISTIAN DON RAY & RYAN WALKER	135 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 52C	DUKES EDWARD S WILLIAM J	820 BAY STREET	BEAUFORT	SC	29902
R200 15 672	DYSON GREGORY W & SARAH M	13 WATERSIDE DRIVE	BEAUFORT	SC	29907
R200 15 597	FACTORY CREEK LANDING GROUP LLC	2009 BAY STREET	BEAUFORT	SC	29902
R200 15 633	FARRIOR DAVID P	1 HERMITAGE POINTE	BEAUFORT	SC	29907
R200 15 13M & 598	FLOOD SCHERRA A/K/A SCHERRA WALLACE	12 SUNSET BLUFF	BEAUFORT	SC	29907
R200 15 49A	FRAZIER EVELYN	148 SAMS POINT ROAD	BEAUFORT	SC	29907-9804
R200 15 652	GALLAGHER RAYMOND DIANE	143 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 13P	GLOVER JOYCE E	991 DOWLINGWOOD DRIVE	BEAUFORT	SC	29902
R200 14 126	GLYNN THOMAS W Jr & TONYA M	7 ONEAL ROAD	BEAUFORT	SC	29907
R200 15 13R	GRAVES ROBERT N & POLLY P	40 WALLACE ROAD	BEAUFORT	SC	29907
R200 15 49B	GREEN CASSIE MAE PINCKNEY	4916 WINCHESTER STREET	CHARLOTTE	NC	28208
R200 15 670	GREEN JAMES R CHARLENE B	127 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 675	HARDEN THOMAS P & SUSAN R	121 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 12	HEAPE EDWIN R KATHY L	3 SUNSET BLUFF	BEAUFORT	SC	29907-1453
R200 15 607	HEAPE PROPERTIES LP	3 SUNSET BLUFF	BEAUFORT	SC	29907
R200 15 743 & 908	HENRY KATHLEEN G	30 WALLACE ROAD	BEAUFORT	SC	29907
R200 15 671	HESTER REVOCABLE TRUST	119 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 44A	HEYWARD ALBERTHA % ALBERTHA SHAND	13 SHORTS LANDING ROAD	BEAUFORT	SC	29907-7110
R200 15 13E, 746, 747, 748	HOOS WILLIAM A	11A SUNSET BLUFF	BEAUFORT	SC	29907
R200 15 27B	JBAILEY PROPERTIES LLC	25 KATELYNS WAY	BEAUFORT	SC	29907
R200 15 330	JPMORGAN CHASE BANK NATIONAL ASSOCIA	3415 VISION DRIVE 1ST FL	COLUMBUS	OH	43219 6009
R200 15 52	KAND MARK STEPHANIE	12 FACTORY CREEK ROAD	BEAUFORT	SC	29907
R200 15 13J	KEENAN ROBERT J CLAUDETTE	31 ORCHAROAD DRIVE	ST HELENA IS	SC	29920
R200 15 669	KELLY THOMAS J PATRICIA L	129 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 673	KEVIN D & ROSEMARY R CUPPIA REVOC TRUST AGRMT	125 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 269A	KIMMEL TED S	17 FACTORY CREEK ROAD	BEAUFORT	SC	29907
R200 15 651	KING DONALD R NANCY L	145 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 13C	KNAPP CAROLE S CHARLES R	23 WALLACE ROAD	BEAUFORT	SC	29907

**PROPERTY OWNERS NOTIFIED OF REZONING REQUEST FOR R200 015 000 0051, -051A, -052A, -0724, AND -0725**

**from Lady's Island Community Preservation (LICP) & LICP Expanded Home Business Districts to Planned Unit Development (PUD)**

<u>PIN</u>	<u>Owner1</u>	<u>MailingAdd</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
R200 15 13L	LAVANE AND MARSHA BARNES TRUST C/O GRAVES ROBERT N. SR.	POST OFFICE BOX 31	SEABROOK	SC	29940
R200 15 87G	LUCKEY INVESTMENT PROPERTIES LLC	97 SAMS POINT ROAD	BEAUFORT	SC	29907
R200 15 674	MALINOWSKI JAN MARTIN TRUSTEE (JAN	123 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 11	MCAS BEAUFORT A DIV OF CPM FCU	3481 TRASK PARKWAY	BEAUFORT	SC	29906
R200 15 12B, 12C & 640	MCCORMICK HARVEY W III JEAN K	7 SUNSET BLUFF	BEAUFORT	SC	29907
R200 15 694	MCCOWAN TODD Z & CAMERON E	8 FACTORY CREEK ROAD	BEAUFORT	SC	29907
R200 15 46 & 47	MITCHELL WILHELMINA D	8321 AMBER LEAF COURT	RALEIGH	NC	27612
R200 14 134	MIZELL MARIBETH J & DONALD HUGH	10 ONEAL ROAD	BEAUFORT	SC	29907
R200 15 654	MOBLEY THOMAS H JR CAROLYN J	139 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 728 & 774	MOYD-SMITH MARY ELLEN	158 SAMS POINT ROAD	BEAUFORT	SC	29907
R200 15 27A	MULLIGAN WILLIAM L DORIS CAROL	188 SAMS POINT ROAD	BEAUFORT	SC	29907
R200 15 131	NORTHWAY ROBERT G ARLENE L	2 COOSAW RIVER DRIVE	BEAUFORT	SC	29907
R200 15 87H	OAKLEY CRAIG K	POST OFFICE BOX 1174	BEAUFORT	SC	29907
R200 15 693	O'CONNELL DANIEL T SANDRA C	9 OYSTER FACTORY ROAD	BEAUFORT	SC	29907
R200 15 54	O'NEILL M G	7 TABBY POINT LANE	OKATIE	SC	29909
R200 15 269	OQUINN MARIA L	POST OFFICE BOX 1618	BEAUFORT	SC	29901
R200 15 32B	ORAGE ALBERT	166 SAM'S POINT ROAD	BEAUFORT	SC	29907
R200 15 9B	PACHECO PAULO A	20 WALLACE ROAD	BEAUFORT	SC	29907
R200 15 744	PACHECO PAULO A & CUCINELLA EUGENIA B	20 WALLACE ROAD	BEAUFORT	SC	29907
R200 15 28C	PARKER LOUISE	14 ROSEBUD DRIVE	BLUFFTON	SC	29910
R200 15 13B	PEARO ELIZABETH WALLACE	POST OFFICE BOX 2611	KENSINGTON	MD	20891-2611
R200 15 616	PRIESTER GEORGE V	21 WALLACE ROAD	BEAUFORT	SC	29907
R200 15 44	PRINGLE EARNEST JR	5 SHORTS LANDING ROAD	BEAUFORT	SC	29907
R200 15 50	PRINGLE J T DAISY	152 SAMS POINT ROAD	BEAUFORT	SC	29907-9804
R200 15 45	PRINGLE JULIUS D SR (LIFE EST) CAPER	124 SAM'S POINT ROAD	BEAUFORT	SC	29907
R200 15 50A	PRINGLE RAY CAROL	POST OFFICE BOX 981	BLUFFTON	SC	29910
R200 15 757-758	PRINGLE THERESA M	124 SAM'S POINT ROAD	BEAUFORT	SC	29907
R200 15 756	PRINGLE WILLARD	124 SAM'S POINT ROAD	BEAUFORT	SC	29907
R200 15 13H	RANDEL BRYAN P	51 WALLACE ROAD	BEAUFORT	SC	29907
R200 15 664	REEICHEL MARC T TYLER M TRUSTEES	131 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 49	REISELT RONNIE Jr	58 SHEPPAROAD ROAD	BEAUFORT	SC	29907
R200 15 655	ROBERTS LAWRENCE R & MARY C	137 SUNSET BOULEVARD	BEAUFORT	SC	29907-1417
R200 15 691	ROBERTS RICHARD J & ELIZABETH W	21 SUNSET BLUFF	BEAUFORT	SC	29907
R200 15 745	RODRIGUEZ JOSE	16 WALLACE ROAD	BEAUFORT	SC	29907
R200 15 383	ROSS GERALD S	29 BLYTHEWOOD ROAD	BEAUFORT	SC	29907

**PROPERTY OWNERS NOTIFIED OF REZONING REQUEST FOR R200 015 000 0051, -051A, -052A, -0724, AND -0725**

**from Lady's Island Community Preservation (LICP) & LICP Expanded Home Business Districts to Planned Unit Development (PUD)**

<u>PIN</u>	<u>Owner1</u>	<u>MailingAdd</u>	<u>City</u>	<u>State</u>	<u>ZIP</u>
R200 15 10	SIMMONS GEORGE HEATH & CHILTON GRACE	15 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 52D	SINCLAIR JULIUS B	11 OYSTER FACTORY ROAD	BEAUFORT	SC	29907
R200 15 914	SLONIKER DANIEL & LORA	7 SHORTS LANDING ROAD	BEAUFORT	SC	29907
R200 15 13U	SNYDER ELIZABETH B	187 PLEASANT POINT DRIVE	BEAUFORT	SC	29907
R200 15 13T	SOMMERVILLE DONALD P ANN CROSBY	1509 PIGEON PT ROAD	BEAUFORT	SC	29907
R200 15 31	STONEV VICTORIA	7 BIG BEN LANE	BEAUFORT	SC	29907
R200 15 238	THOMAS JOSEPH DICKMAN THOMAS CALHOUN	85 AVIAN TRAIL	COLUMBIA	SC	29206
R200 15 92A & 657	TORGersen JOHN & MARY ELLEN	133 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 28A	UNITARIAN UNIVERSALIST FELLOWSHIP OF	POST OFFICE BOX 593	BEAUFORT	SC	29901
R200 14 135	WALLACE ALICE	8 ONEAL ROAD	BEAUFORT	SC	29907 2014
R200 15 13 & 13O	WALLACE MARTHA M	50 WALLACE ROAD	BEAUFORT	SC	29907-9804
R200 15 12A	WARREN JUANITA ANNETTE BROOKS TRUSTE	1655 ARROWHEAD TRAIL NE	ATLANTA	GA	30345-4115
R200 15 649	WEAVER STERLING A	149 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 28d, 739 & 764	WHITE CALVIN R SR CYNTHIA R	182 SAMS POINT ROAD	BEAUFORT	SC	29907
R200 15 28B	WHITE FREDDIE S	15 FREDDIE'S WHITE	BEAUFORT	SC	29902
R200 15 40D	WILBORN ARVELL JR DARLENE J	154 SAM POINT ROAD	BEAUFORT	SC	29907
R200 15 653	WILLIAMS JAMES MALONE MARTHA WEBB	141 SUNSET BOULEVARD	BEAUFORT	SC	29907
R200 15 32E	WILSON ANTHONY SYLVESTER	38 LITTLE CAPERS ROAD	BEAUFORT	SC	29907
R200 15 878 & 879	WYNN ODELL R Jr & FLOOD MARGARET MARY	199 SAMS POINT ROAD	BEAUFORT	SC	29907



**COUNTY COUNCIL OF BEAUFORT COUNTY**  
**BEAUFORT COUNTY PLANNING DIVISION**  
 Multi-Government Center • 100 Ribaut Road, Room 115  
 Post Office Drawer 1228, Beaufort SC 29901-1228  
 Phone: (843) 255-2140 • FAX: (843) 255-9432

**TO:** Natural Resources Committee of Beaufort County Council  
**FROM:** Anthony Criscitiello, Beaufort County Planning Director  
**DATE:** December 8, 2014  
**SUBJECT:** **Design Review Board Appointments**

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One of the changes that will occur upon the adoption of the Community Development Code is the consolidation of the Northern and Southern Beaufort County Corridor Review Boards (CRBs) into one countywide Design Review Board (DRB). The CRBs have served the County well and their members have shown a high degree of professionalism that has resulted in a greater quality of development throughout the County. Therefore, Planning Staff recommends that current CRB members be given the opportunity to serve on the new DRB. We currently have 11 active CRB members and only 7 positions on the new DRB. Planning staff is in the process of contacting each of the CRB members and asking them if they are interested in serving on the DRB. Some have expressed interest in serving while others have indicated that they are ready to step down from their duties. The DRB calls for two architects, two landscape architects, two design professionals, and one member at large. It is our hope to present to the Natural Resources at their January 2015 meeting a slate of seven candidates ready to serve on the DRB. Below is a list of current active CRB members.

Southern Beaufort County Corridor Review Board		
Member	Position	Exp.
James Atkins	Architect	2/17
Sam Britt	Resident of Respective Area Served (Bluffton)	2/17
Joseph Hall	Architect	2/15
Daniel Ogden	Architect	2/15
Ed Pinckney	Landscape Architect	2/18
Pearce Scott	Architect	2/17
Vacant	Landscape Architect	2/14

Northern Beaufort County Corridor Review Board		
Member	Position	Exp.
Bradley Bowden	Design Professional	2/17
John Michael Brock	Landscape Architect	2/17
Peter Brower	Design Professional	2/17
Vacant	Architect	2/17
Kenneth "Mark" Dixon	Design Professional	2/17
Donald L. Starkey	Resident of Respective Area Served	2/18
Vacant	Architect	2/13